

ZB# 87-31

Anne & Scott Miller

29-1-64

87-31- Miller, Scott - lot area

Prelim,
June 8, 1987.

Public Hearing:
July 13, 1987.

Notice to mailed
Sentinel
on 6/12/87.

Collect
~~25.00 fee~~

Application
for area variance
for denied
7/13/87.

General Receipt

9107

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

July 14 19 87

Received of Mrs Ann M. Miller \$ 25.00

Twenty-five and 00 100 DOLLARS

For Spring Board Application Fee 87-31

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 1294</u>		<u>25.00</u>

By Pauline H. Townsend
ES

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION DENYING
AREA VARIANCE

ANNE MILLER & SCOTT MILLER.

#87-31.

-----X

WHEREAS, ANNE MILLER and SCOTT MILLER, 155 Floral Blvd., Floral Park, N. Y. 11001, have made application before the Zoning Board of Appeals for lot area variance of 28,560 s.f. for purposes of construction of single family residential dwelling on Vance Drive in an R-1 zone; and

WHEREAS, a public hearing was held on the 13th day of July, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants both appeared in behalf of themselves; and

WHEREAS, the application was opposed by several area residents; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking a lot area variance of 28,560 s.f. in order to construct a single family residential dwelling in an R-1 zone with no town water or sewer.

3. The evidence presented by the applicant substantiated the fact that the proposal would be detrimental to the neighboring properties since the lot in question is extremely substandard.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicants will not encounter practical difficulty if the variance requested is not granted. Applicants are requesting a variance which is substantial in relation to the requirement.

2. The requested variance will result in substantial detriment to adjoining properties and change the character of the neighborhood.

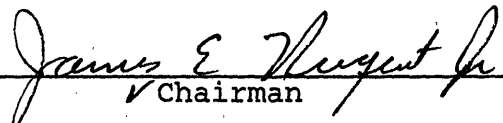
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor DENY a lot area variance of 28,560 s.f. in conjunction with plans submitted to Building Inspector.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: August 10, 1987.


Chairman

DATE: 7/13/87

Application # 87-31

PUBLIC HEARING - Miller, Scott (Applicant)

NAME:

ADDRESS:

objection	Ralph Burke	VANCE Rd.
	Josephine Dzierzek	Vance Rd
Opposition	William Rust	Vance Rd - <u>not on list</u>
4 - ✓	Bill Foment	Tobman Rd.
4 ✓	Diane Oldham	Tobman Rd.
4	Jane Kahr	Vance Rd.
	JUSAN Keester	VANCE Rd
✓	STEVEN OUSAK	VANCE RD
	Elaine Orsak	Vance Rd.
4	Tyue Tunny	Bull Road
	Pasquale Grippa	BULL ROAD

Prelim.
June 8, 1987

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 4/29/87, 19.....

To: Scott & Ann Miller

115 Floral Blvd. (516 - 775-4722)

Floral Park, New York 11001

PLEASE TAKE NOTICE that your application dated 4/35, 1987

for permit to Build Home in R-T Zone

at the premises located at Vance Drive

is returned herewith and disapproved on the following grounds:

Without Sewer & Water Need 1 Acre

lot area variance!

John Finnegan
Building Inspector

Proposed or Variance

ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 4/29/87, 19.....

To Scott & Ann Miller

115 Floral Blvd. (516-775-4722)

Floral Park, New York 11001

PLEASE TAKE NOTICE that your application dated 4/35, 1987

for permit to Build Home in R-I Zone

at the premises located at WAMPE DRIVE

is returned herewith and disapproved on the following grounds:

Without Sewer & Water Need 1 Acre

lot area variance!

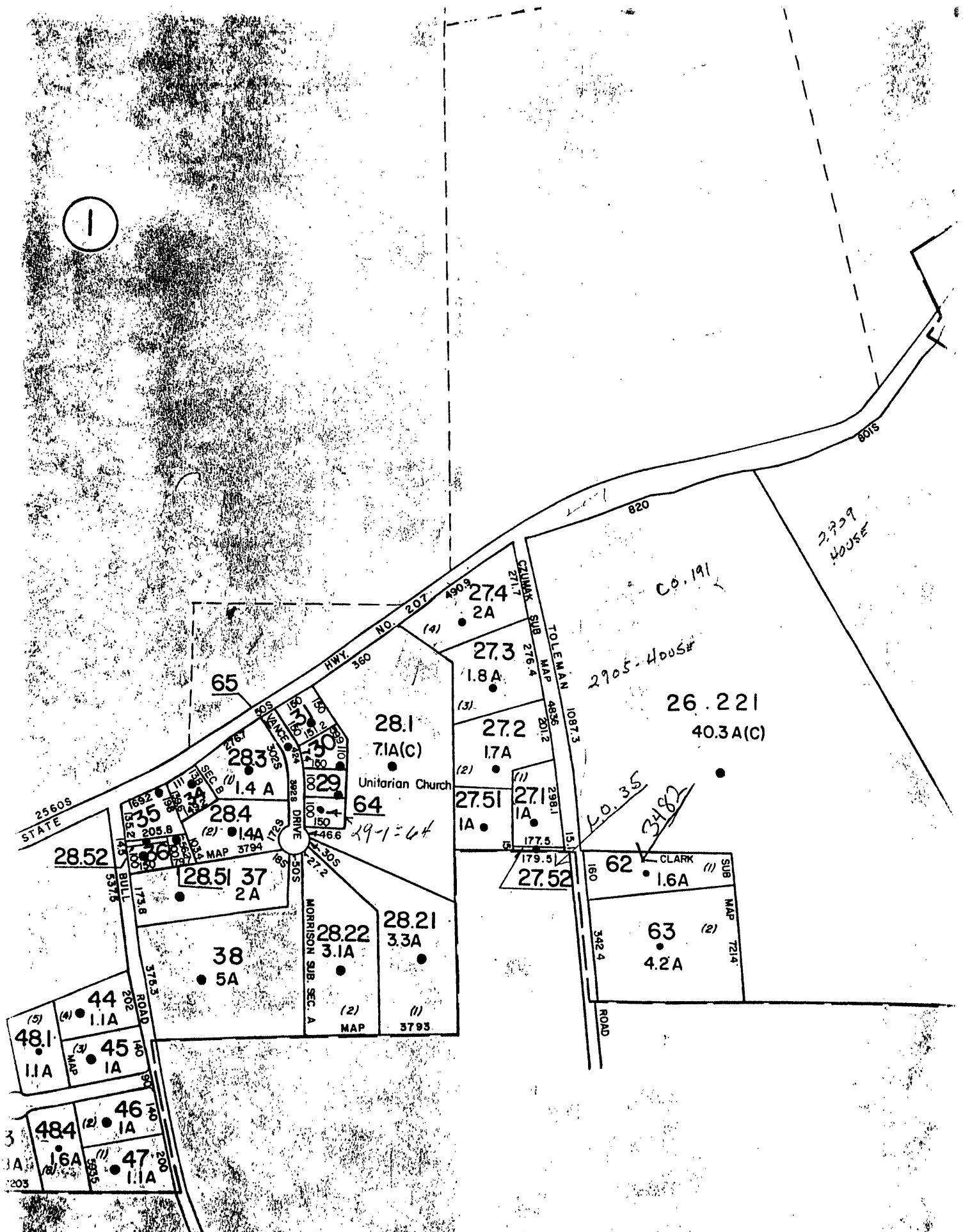
John Finnegan
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>43,560</u>	<u>15,000</u>	<u>28,560</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

1





Scale: 1" = 400'

	FILED PLAN BLOCK NO.	(2)	(4)
	FILED PLAN LOT NO.	(13)	
Δ(C)	STATE HIGHWAYS	N.Y. STATE HWY NO 17	
	COUNTY HIGHWAYS	COUNTY HWY. NO 4	
	TOWN ROADS	TOWN RD. 1	

Name of Owner of Premises Scott & Hawn Miller
Address 155 Floral Blvd, Floral PK. NY Phone (516) 775-4722
Name of Architect.....
Address..... Phone.....
Name of Contractor YETTER'S OF LAFAYETTE
Address RD 1 Box 900 Lafayette NY Phone (201) 579-3636
State whether applicant is owner, lessee, agent, architect, engineer or builder:.....
If applicant is a corporation, signature of duly authorized officer.

(OWNER) X Anna Marie Miller
(Name and title of corporate officer)

1. On what street is property located? On the NE side of VANCE DRIVE
(N. S. E. or W.)
and 324' feet from the intersection of VANCE DR. & HWY # 207
2. Zone or use district in which premises are situated TOWN OF NEW WINDSOR
3. Tax Map description of property: Section 29 Block 1 Lot 2823 64
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy b. Intended use and occupancy X
5. Nature of work (check which applicable): New Building X Addition..... Alteration..... Repair..... Removal.....
Demolition..... Other.....
6. Size of lot: Front 100' Rear 100' Depth 150' Front Yard 75' E Rear Yard 50' Side Yard 28' 20'
Is this a corner lot?.....
7. Dimensions of entire new construction: Front 52' Rear 52' Depth 26' Height 16' Number of stories 1
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms 3 Baths 2 Toilets 2
Heating Plant: Gas..... Oil..... Electric X /Hot Air..... Hot Water.....
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost House & Foundation \$68,000.00 Fee \$360.00
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that

Address RD 1 Box 900 Lafayette MS Phone 601-579-3636

State whether applicant is owner, lessee, agent, architect, engineer or builder.....

If applicant is a corporation, signature of duly authorized officer.

(OWNER) X Ana Marie Miller
(Name and title of corporate officer)

1. On what street is property located? On the NE side of VANCE DRIVE
(N. S. E. or W.)
and 324' feet from the intersection of VANCE DR. & Hwy # 207
2. Zone or use district in which premises are situated TOWN OF NEW WINDSOR
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Is this a corner lot?.....
7. Dimensions of entire new construction: Front 52' Rear 52' Depth 26' Height 16' Number of stories 1
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms 3 Baths 2 Toilets 2
Heating Plant: Gas..... Oil..... Electric X / Hot Air..... Hot Water.....
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
.....
10. Estimated cost 16,140.00 Fee \$360.00
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

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CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....4-22.....1987.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

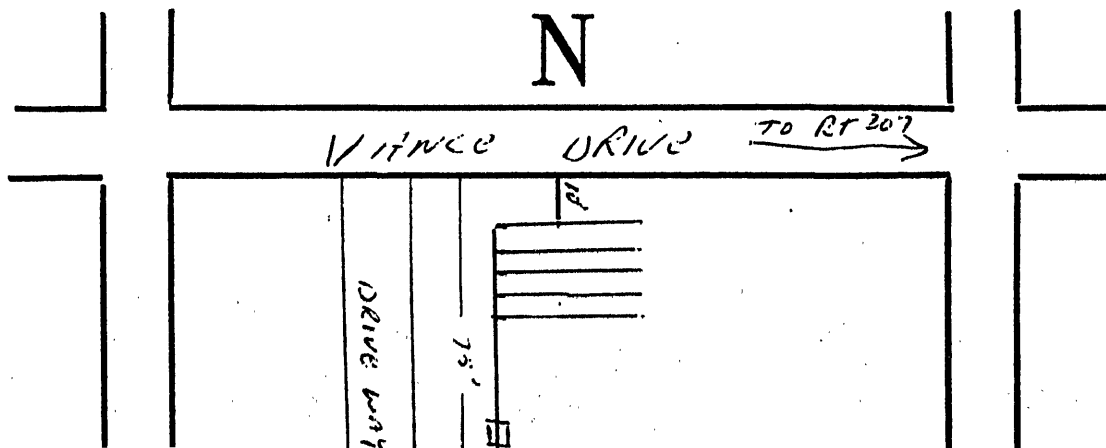
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

X. *John J. Miller*
(Signature of Applicant)

155 Floral Blvd Floral Park N.Y. 11001
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

Pursuant to New York State Building Code and Town Ordinances

Date.....4-22.....1987.....

INSTRUCTIONS

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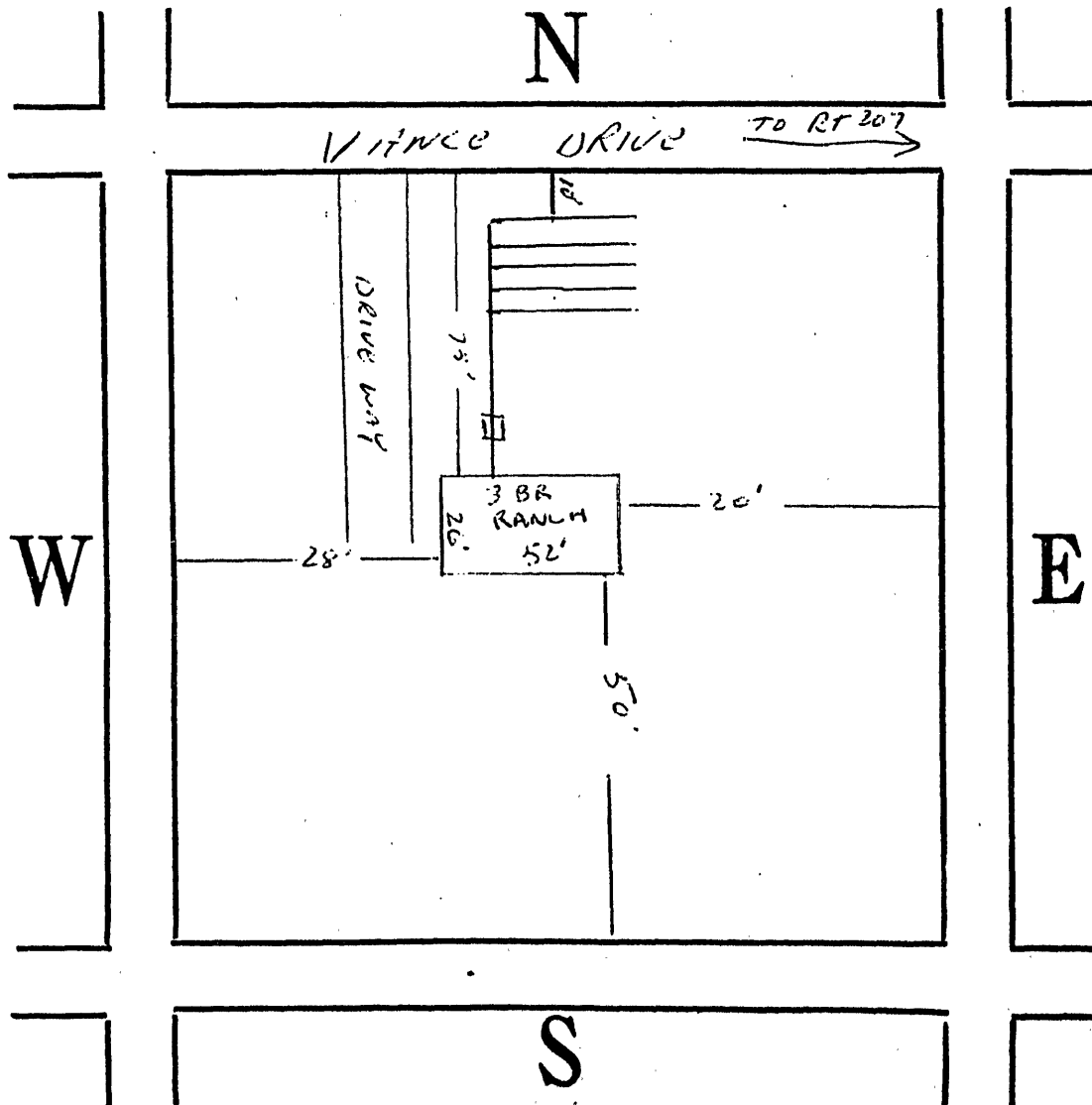
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X. Chris J. Miller 155 Floral Blvd Floral Park N.Y. 11001
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 31

Request of Ann and Scott Miller

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Local Law to

permit Construction of one-family
residential dwelling with insufficient lot area;

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-12 - Table of Use/Bulk Regs. - Col. C

for property situated as follows:

Northeast side of Vance Drive,

New Windsor, NY known and

designated as Tax map Sec. 29-Blk. 2-lot 28⁶⁴23

SAID HEARING will take place on the 13th day of

July, 1987, at the New Windsor Town Hall,

555 Union Avenue, New Windsor, N. Y. beginning at

7:30 o'clock P. M.

Jack Babcock
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Handwritten signature/initials

July 14, 1987

Mr. and Mrs. Scott Miller
155 Floral Blvd.
Floral Park, N. Y. 11001

RE: APPLICATION FOR AREA VARIANCE
#87-31

Dear Mr. and Mrs. Scott:

This is to confirm that the Zoning Board of Appeals made a decision to deny the above application for a variance at the July 13, 1987 meeting.

Formal decision will be drafted at a later date and forwarded to you by return mail.

Very truly yours,

Patricia A. Barnhart

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 11, 1987

(19)

Mr. & Mrs. Scott Miller
155 Floral Blvd.
Floral Park, NY 11001

Re: 29-1-64 Variance List

Dear Mr. & Mrs. Miller:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$35.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, N.Y.

Very truly yours,

Christian E. Jahrling/cp

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

cej/cp

Fowler, Wilford & Nancy
31A1 Toleman Rd.
Rock Tavern, NY 12550

Oldham, Jay & Diane
21 Ternure Ave.,
Spring Valley, NY 10977

Gottlieb, George & Iga
Box 1258, RD#2
Monroe, NY 10950

Czumak, Raymond P. & Carol
Rte. 207
Rock Tavern, NY 12575

Advance Broadcasting Corp,
506 West 57th St.
New York, NY 10019

Ovsak, Steven & Elaine
RD #1, Vance Rd., Box 27A
Rock Tavern, NY 12575

Sabella, Joseph & Florinda
Box 27
Rock Tavern, NY 12575

Church of Our Father
Vance Road
Rock Tavern, NY 12575

Keesler, James T. Susan
Vance Dr.
Rock Tavern, NY 12575

Johnson, Beatrice
Bull Road
Rock Tavern, NY 12575

Bernstein, Arnold A. & Janice
RD 1, Box 34
Route 94
Salisbury Millsa, NY 12577

Burke, Ralph E, & Josephine
Vance Drive
Rock Tavern, NY 12575 ✓

Dzierzek, Walter & Josephine
St. Hwy 207 & Vance Drive
Rock Tavern, NY 12575

Colesani, Thomas
Route 207
Rock Tavern, NY 12575

Polen, John W. & Linda
Bull Rd.
Rock Tavern, NY 12575

Terry, Tyree & Geneva
Bull Rd.
Rock Tavern, NY 12575

Grippe, Denise & Pasquaoy
RD 1 Bull Rd.
Rock Tavern, NY 12575

Sommers, William B. & Vita J.
Corner of State & North Pearl St.
Albany, NY 12201

Richardson, Lonnie &
Inex, Lawrence S.
Toleman Rd.
Rock Tavern, NY 12575

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-31.

Date: 6/12/87.

I. Applicant Information:

(a) Scott + Ann Miller, 155 Floral Blvd Floral Park N.Y. yes.
(Name, address and phone of Applicant) (Owner)

~~(b)~~ _____
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

~~(d)~~ _____
(Name, address and phone of broker)

II. Application type:

☐ Use Variance

☐ Sign Variance

☒ Area Variance

☐ Special Permit

III. Property Information:

(a) ~~RT~~ R-T Vance R.D (Drive) 29-1-64 15,000
(Zone) (Address) (S B L) (Lot size)

(b) What other zones lie within 500 ft.? NONE

~~(c)~~ Is a pending sale or lease subject to ZBA approval of this application? NO.

(d) When was property purchased by present owner? June 14, 1985

(e) Has property been subdivided previously? NO When? _____

(f) Has property been subject of variance or special permit previously? NO When? _____

(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO

(h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

~~IV. Use Variance:~~

~~(a)~~ Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use Regs., Col. C.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>43,560</u>	<u>15,000</u>	<u>28,560</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*	<u>100 Ft</u>	
Max. Bldg. Hgt.		
Min. Floor Area*	<u>26x52</u>	
Dev. Coverage* <u> </u> %	<u> </u> %	<u> </u> %
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Not possible to increase the size of this Lot.
Lot has been in Existence at least 9yrs at its present size.
If Area Variance is not granted we will lose our only
chance to own a home.
It is poss. to Put a well and Proper Ceptic system on this
Lot with the proper distance needed from Each other.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

~~VII~~ Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

OUR house would be next to a house on the same sized lot. the lot we ^{own} would be kept with a mowed lawn landscaping around the house, and a garden. it would no longer be an empty lot where garbage can be ~~be~~ thrown as it has in the past by the neighbors. Right now it looks like a junkyard. And aside from giving our 2 children their own yard to play in ~~in a wonderful town~~ ^{they would have} to grow up in.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, ~~screening, signs~~, curbs, paving and streets within 200 ft. of the lot.
- N/A ☐ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ☐ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 6/12/87

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

James Paul Miller
(Applicant)

Sworn to before me this
____ day of _____, 19____.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is Area _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

RE: AUTHORIZATION FOR REFUND OF SEPTIC PERMIT AND BUILDING PERMIT
(ANN MARIE MILLER)

7/12/87
8/12/87

14

Motion by Council

R

seconded by Council

H

that the Town Board of the Town of New Windsor authorize the Town
Comptroller to Refund the amount of \$360.00 for a Building Permit
and \$25.00 for a Septic Permit to Ann Marie Miller due to denial
of zoning variance.

ROLL CALL:

all days

MOTION CARRIED:

5-0

TOTAL \$385.00

Refund

July 14, 1986

Scott & Ann Miller

155 Floral Blvd.

Floral Park.

N.Y. 11001

(516) 775-4722

To: Supervisor. John Petro

This is a written request for a Refund of our money's for a Building Permit. And Ceptic permit.

The Reason for Refund is denial of A Zoning Variance at Public hearing on July 13, 1987, Since we cannot put a house on we Request a Refund on the \$25.00 Ceptic we now do not need.

~~Total~~ Refund Requested is \$360.00 for Building permit & \$25.00 Ceptic Permit.

Total = \$385.00

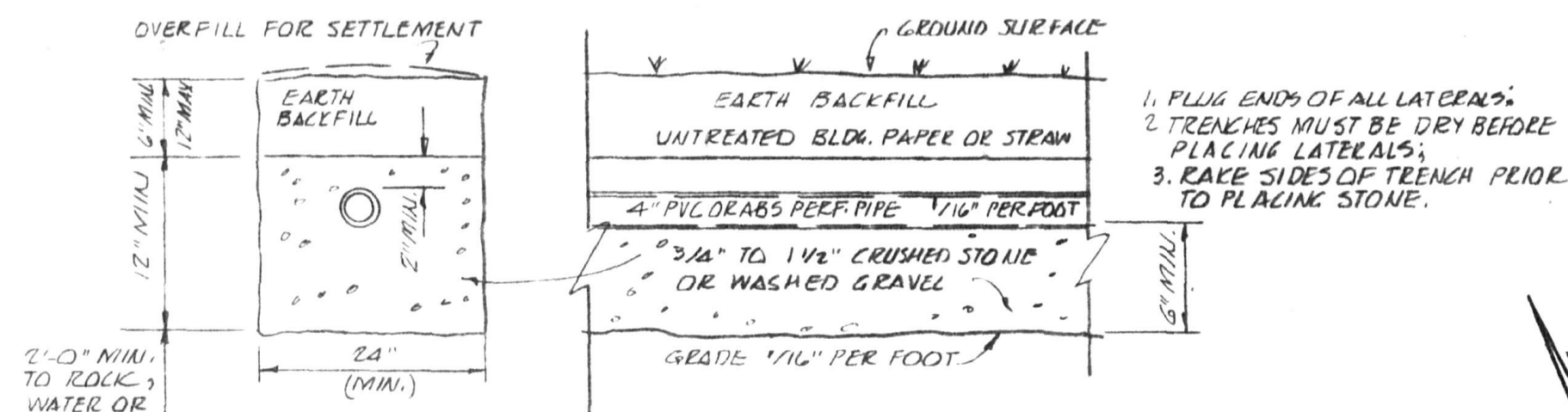
Yours truly

Ann Marie Miller
Ann Marie Miller

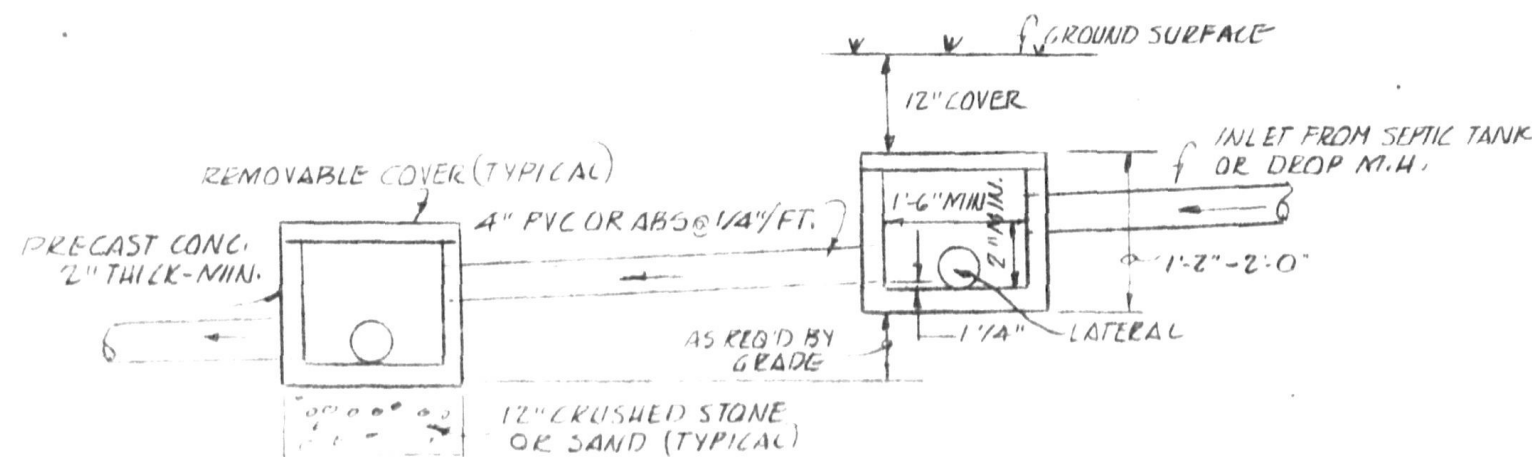
P.S. What do we do with the Land Now. And the taxes on Land we were denied improving. I Also Must say we thing it was wrong to Zone us out ↓

And Not to Notifie us of the
change in time for us to build.

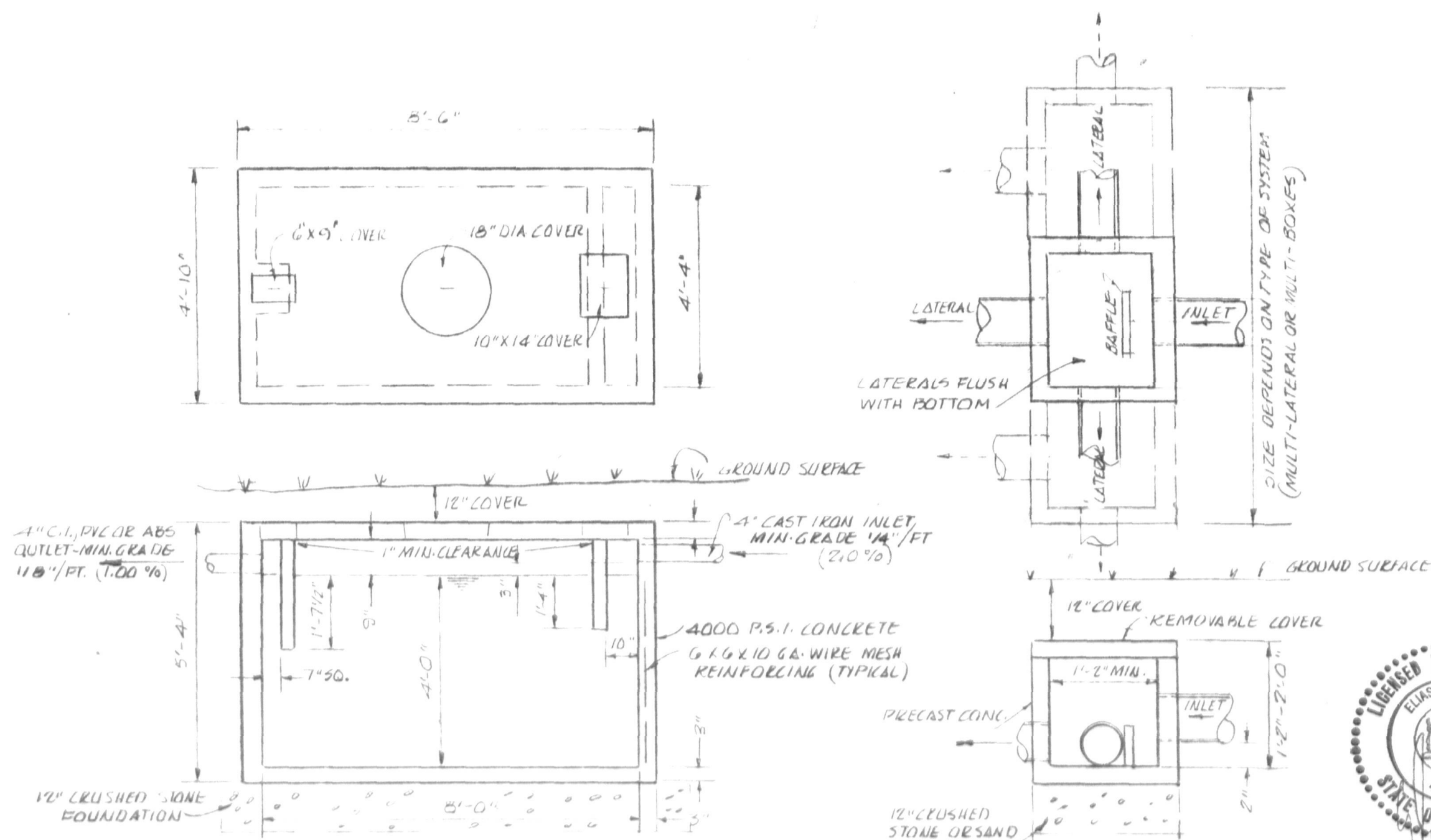
JUL 10 1987
JUL 10 1987
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ABSORPTION TRENCH DETAILS
NO SCALE



DROP MANHOLE SECTION
NO SCALE



SEPTIC TANK DETAILS
1,000 GAL.

NO SCALE

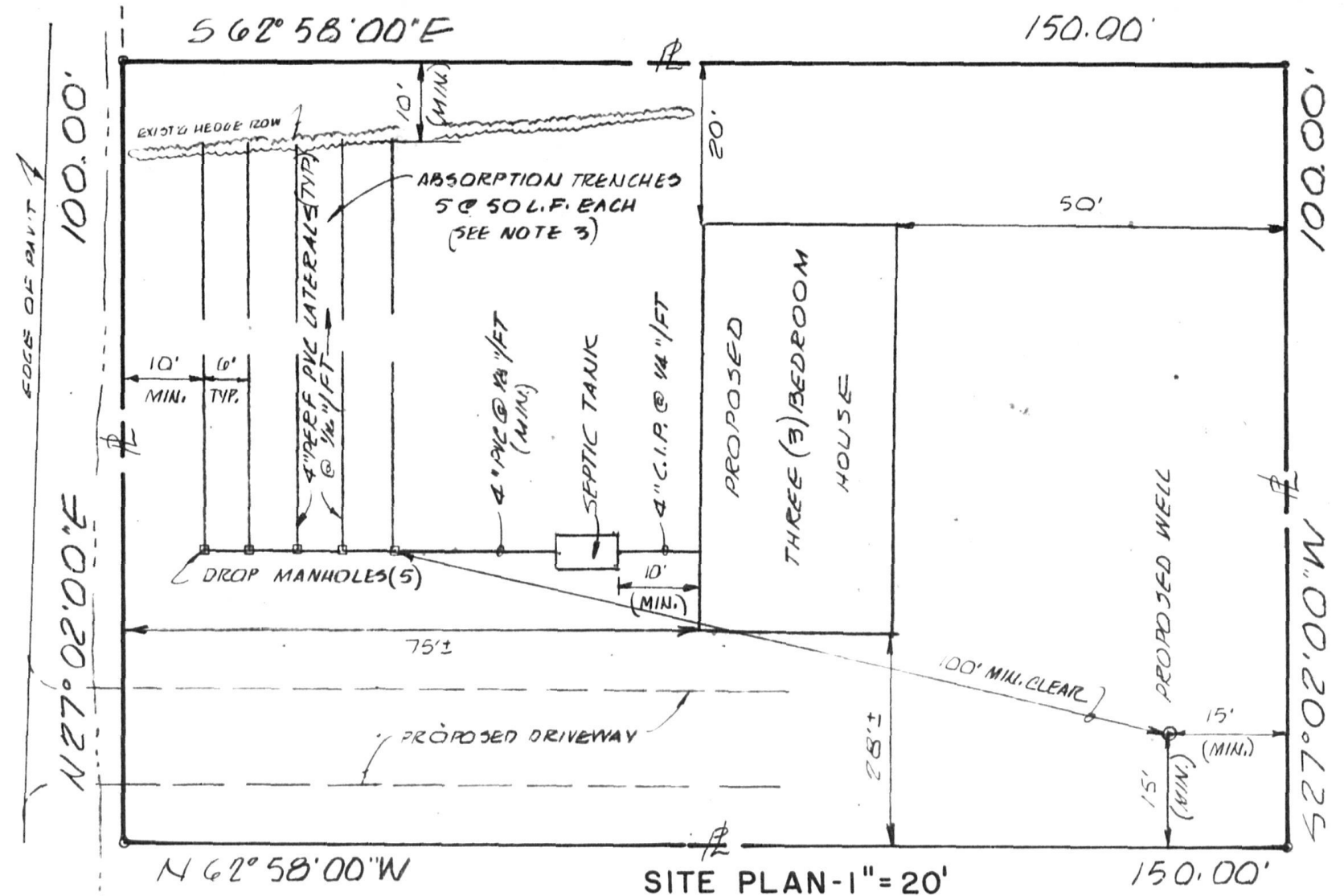
DISTRIBUTION BOX DETAILS

NO SCALE

ALL CONTACT SURFACES ON STRUCTURES
TO HAVE ASPHALT SEALS (OR EQUAL)



VANCE DRIVE TO RTE 207



SITE PLAN-1"=20'

NOTES

- All equipment and its installation shall be in accordance with the requirements of and subject to the inspection and approval of all applicable local and Governmental Agencies having jurisdiction including the following:
Town of New Windsor Building Department and Sanitation Department
- Precast concrete septic tank capacity shown hereon is minimum: 1200' gal. capacity is recommended for four bedrooms.
- Outlets from distribution boxes and drop manholes (laterals) shall be solid wall pipe for a distance of 2' min. from the box or manhole.
- Minimum separations required from septic disposal system:
Property line: 10'
Wells: Upgrade from San. Syst.: 100'
Downgrade from San. Syst.: 200'
House to absorp. syst.: 20'
House to septic tank: 10'
Surf. water to absorp. syst.: 100'
- Sanitary disposal system design based on:
Percolation test performed: 21 October 1984
Stabilized percolation rate: 9 minutes per inch
Design flow rate: 450 gallons per day
Absorptive rate: 0.9 gallons per day per sq. ft.
Absorptive trench: 250 linear feet
- Precast concrete structures as manufactured by Rotondo & Sons, Inc.; Rehoboth, Mass.; Woodward Concrete Products, Inc.; Bullville, New York; New Windsor Precast; New Windsor, N.Y. or approved equal.
- Cellar, roof, footing drains to be diverted from sanitary system areas.
- Surface water to be diverted from sanitary system areas and wells.
- Water softener recharge waste shall not be discharged to the sewage disposal system. A separate disposal system for that waste is required.

Prepared pursuant to Sect. 7208 (n)
of the N.Y.S. Education Law.



ELIAS D. GREVAS, L.S.
LAND SURVEYOR
33 QUASSACK AVENUE
NEW WINDSOR, NEW YORK 12550

PLAN FOR:

**SCOTT HENRY
& ANN MARIE MILLER**

TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK

Revision	Date	Description

Drawn: EDG
Checked:
Scale: As shown
Date: 13 FEB 1987
Job No: 87-031

**PROPOSED
BUILDING LOCATION PLAN
& SEWAGE DISPOSAL SYSTEM**

UNAUTHORIZED ADDITION OR ALTERATION
TO THIS PLAN IS A VIOLATION OF SECT. 7209 (2)
OF THE N.Y.S. EDUCATION LAW.